

RECORD OF SURVEY  
AND  
MINOR SUBDIVISION  
FOR  
**JOHN REID  
INVESTMENT CO., LTD.**

TO BE KNOWN AS THE  
**STEAMBOAT MOUNTAIN  
MINOR SUBDIVSION, PHASE 3**

LOCATED IN SECTION 5  
TOWNSHIP 2 SOUTH, RANGE 5 WEST  
UINTAH SPECIAL BASE AND MERIDIAN  
DUCHESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, Duchesne, Utah, do hereby certify to the John Reid Investment Co., Ltd., that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah; and in accordance with Section 17-23-17, have made a survey of the following described tract of land, and that I have verified all measurements and placed monuments as represented on the plat, for the purpose of a creating a Record of Survey and Minor Subdivision Plat:

PARENT PARCEL

TOWNSHIP 2 SOUTH, RANGE 5 WEST, UTAH SPECIAL BASE AND MERIDIAN, SECTION 5: Beginning at the Northwest Corner of said Section 5; thence North 88°45'37" East 2560.25 feet along the North section line; thence South 5267.36 feet to a point on the South section line; thence South 88°27'19" West 2675.90 feet to the Southwest Section Corner; thence North 1°09'18" East 2633.86 feet to the West 1/4 Corner; thence North 1°20'38" East 2651.50 feet to the point of beginning, containing 317.172 acres.

DESCRIPTION OF SUBJECT PROPERTY

TOWNSHIP 2 SOUTH, RANGE 5 WEST, UTAH SPECIAL BASE AND MERIDIAN, SECTION 5: Beginning at the Northwest Corner of said Section 5; thence North 88°45'37" East 2560.25 feet along the North section line; thence South 597.03 feet; thence West 130.00 feet; thence North 62°00'00" West 365.00 feet; thence South 5°00'00" West 1700.00 feet; thence South 38°00'00" West 532.42 feet; thence South 65°00'00" West 473.13 feet; thence South 52°00'00" West 646.56 feet; thence South 9°00'00" West 700.00 feet; thence South 15°00'00" East 600.00 feet; thence South 33°00'00" West 1102.87 feet to a point on the South section line; thence South 88°27'19" West 253.61 feet to the Southwest Section Corner; thence North 1°09'18" East 2633.86 feet to the West 1/4 Corner; thence North 1°20'38" East 2651.50 feet to the point of beginning, containing 171.541 acres.

NARRATIVE

PURPOSE OF SURVEY: Perform a boundary survey, then subdivide into lots and prepare a Record of Survey and Minor Subdivision plat.  
BASIS OF BEARING: Taken from that certain Record of Survey on file in the Duchesne County Surveyor's Office, file #913.  
SURVEY FINDINGS: See boundary line adjustment plat for description of section corners and 1/4 corners.  
NOTE: This survey was performed at the request of John Reid. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, codes, covenants, conditions, obligations, or restrictions of use that may or may not be recorded. The location or depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

OWNER'S CERTIFICATE

Know all men by these presents: that we the undersigned owner's of the above described tract of land, have caused the same to be surveyed for a Minor Subdivision, and a plat to be prepared, to be in compliance with the Duchesne County Subdivision Ordinances, to legally convey and transfer land ownership.

John Reid Investment Co., Ltd. BY: John A. Reid John Reid Investment Co., Ltd. BY: Nola M. Reid

County of \_\_\_\_\_ } s.s.  
State of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me, John Reid and Nola M. Reid, as authorized agents of the John Reid Investment Co. Ltd., the signers of the above OWNER'S CERTIFICATE, and who acknowledged to me that they signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires: \_\_\_\_\_ Notary Public

AKNOWLEDGEMENT

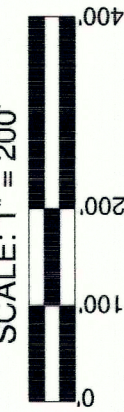
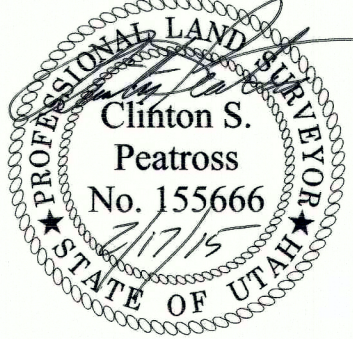
State of Utah } s.s.  
County of Duchesne } Entry Number \_\_\_\_\_  
Filed for recording at the request of \_\_\_\_\_ on this \_\_\_\_\_  
day of \_\_\_\_\_, 20\_\_\_\_. Time \_\_\_\_\_ Book \_\_\_\_\_ Page(s) \_\_\_\_\_  
Fee: \_\_\_\_\_  
Carolyne Madsen Duchesne County Recorder

DUCHESNE COUNTY PLANNING DEPARTMENT  
Approved as a Minor Subdivision this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the  
Duchesne County Planning Director.  
Michael A. Hyde Duchesne County Planning Director

DUCHESNE COUNTY TREASURER  
I certify that the property taxes are paid and current as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Colene Nelson Duchesne County Treasurer

LINE TABLE	
BEARING	DISTANCE
L-1 S 88°00'00" W	46.67
L-2 S 4°00'00" W	46.67

CURVE TABLE			
CURVE DELTA	ANGLE	RADIUS	TANGENT ARC LENGTH LONG CHORD
C-1	105°38'	60.00'	95.60'
C-2	105°38'	60.00'	95.60'
C-3	105°38'	60.00'	95.60'



SCALE: 1" = 200'  
5/8"x24" REBAR SET WITH YELLOW PLASTIC CAP STAMPED PEATROSS 155666